

**FOR LEASE**

**84 Moody Street**

**Port Moody, BC**

**6,015 SF Available**

**YOUR SIGN HERE**

**HIGH EXPOSURE  
FREESTANDING  
BUILDING**



# PROPERTY HIGHLIGHTS

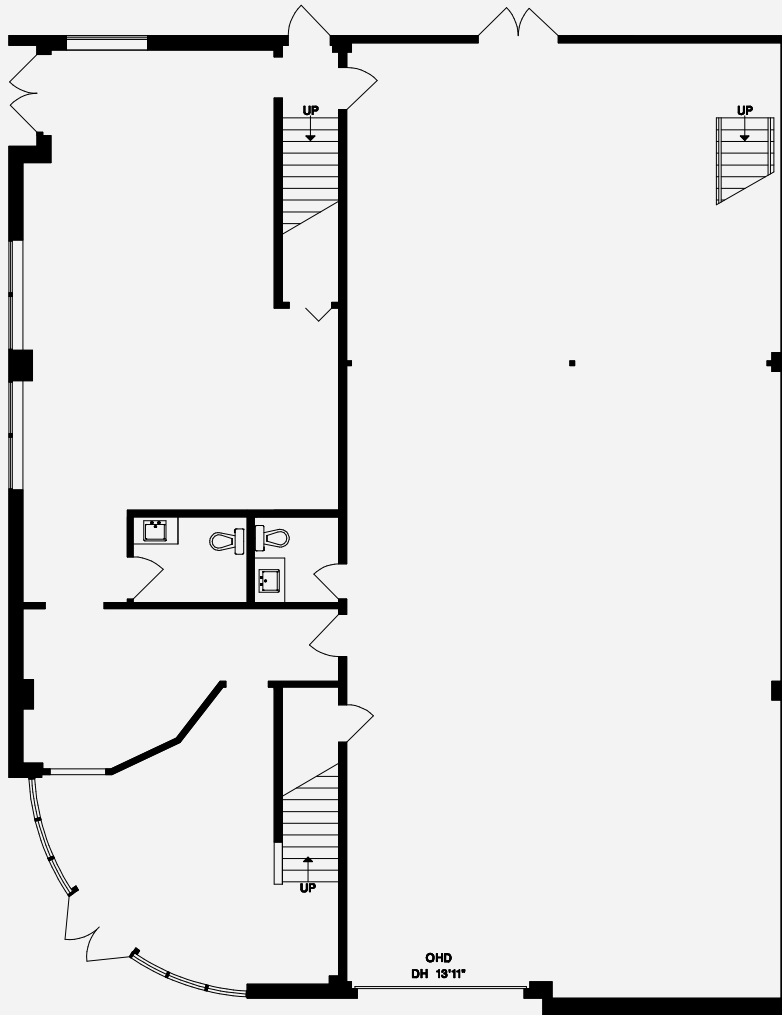
Opportunity to lease a high quality 6,015 SF freestanding industrial/office facility. The building is well positioned for occupiers seeking flex space, offering a configuration of office area with views and functional warehouse. The property is extremely well located just north of Barnett Highway on Moody St, a five minute walk from the Moody Centre Station. The corner lot provides significant exposure to vehicles and pedestrian traffic. Recent building upgrades include LED lighting, new HVAC, paint and flooring.



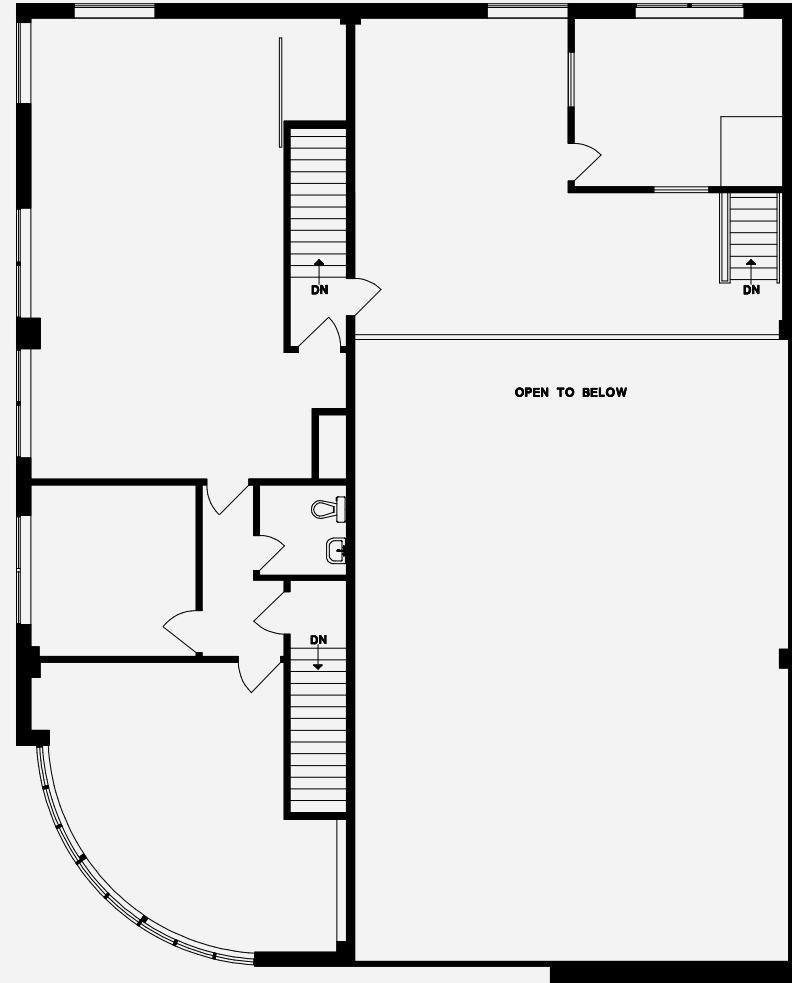
<b>BUILDING SIZE</b>	Warehouse	2,164 SF	<b>CEILING HEIGHT</b>	20' to Bottom of Truss
	Ground Floor Office	1,545 SF	<b>BASE RENT</b>	\$21.50 PSF
	Second floor Office	2,306 SF	<b>ADDITIONAL RENT</b>	\$9.01 PSF (Plus Management Fee)
	<b>Total</b>	<b>6,015 SF</b>	<b>AVAILABILITY</b>	Immediate
<b>PROPERTY SIZE</b>	8,712 SF		<b>PARKING</b>	Eight (8) stalls
<b>ZONING</b>	M1 - Light Industrial		<b>WASHROOMS</b>	Three (3)
<b>LOADING</b>	1 Electric Grade Door 10' X 14'		<b>INTERNET</b>	Fibre internet service
<b>HEAVY POWER</b>	400A, 120/208V		<b>SECURITY</b>	Security system and keypad entry

# FLOOR PLAN

GROUND FLOOR



MEZZANINE







## CONTACT

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